

## **Docket**

**October 4, 2006**

**The Smithfield Zoning Board of Review and The Smithfield Board of Appeals public hearings will be held on Wednesday October 4, 2006, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.**

### **I Communications**

### **II Old Business**

**06-037**

**Andrew O'Donnell as applicant and Amerada Hess Corporation as owner of property located at 261 Putnam Pike, listed as Lot 67 on Assessors Plat 29 are seeking Variances to deviate from Section 8.2. (A) & (B) Prohibitions and Restrictions, General, Section 8.3.5.A.2 and Section 6.7 Nonpermanent Structures to allow signage, outdoor storage containers and an open air stand in a Highway Commercial District under the Zoning Ordinance.**

**06-038**

**Michael Falcone as applicant and owner of property located at 10 Haven Street, listed as Lot 15A on Assessor Plat 39 is seeking a Variance to deviate from Section 4.3.I.2 Trade Establishments to allow a trade establishment in an R -20 District under the Zoning Ordinance.**

**06-039**

**Michael Penta as applicant and owner of property located at 2 Farmington Drive, listed as Lot 59 on Assessors Plat 53 is seeking a Variance to deviate from Section 6.4.1 Accessory Uses to install an above ground pool in the front yard in an R -20 District under the Zoning Ordinance.**

**06-040**

**Nextel Communications of the Mid-Atlantic as applicant and SPM Realty LLC c/o Stephanie LaGreca as owner of property located at Farnum Pike, listed as Lot 365 on Assessors Plat 46 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antennae, Section 3.7 Existence by Variance or Special Use Permit and a Variance to deviate from Section 4.5 Dimensional Relief by Special Use Permit to attach six (6) panel antennae to the existing monopole and increase the compound area by ten (10) feet wide in an R-80 District under the Zoning Ordinance.**

**06-041**

**Michael DiDomenico as applicant and Carol Davis and Michael and Lori DiDomenico as owners of property located at 4 Chamberlain Street, listed as Lot 8 on Assessor's Plat 26 are seeking a Special Use Permit under Section 3.8.F. Expansion of a Non-Conforming Use and Section 4.5 Dimensional Relief by Special Use Permit and Variances to deviate from Section 3.13.A.1. Special Use for Expansion, Addition or Enlargement and Section 6.2.1.B Accessory Uses to expand a non-conforming use in an R-20 District under the Zoning Ordinance.**

**06-042**

**Robert Smith as applicant and owner of property located at 225 Douglas Pike, listed as Lot 22A on Assessor's Plat 42 is seeking A Special Use Permit under Section 4.3.A.8.and Section 4.4.A.8. Greenhouse or Nursery Commercial and Variances to deviate from Section 8.3.C.1.Sign Permits and Section 4.5 Dimensional Relief by Special Use Permit to construct and operate a commercial nursery in an R-80 District under the Zoning Ordinance.**

**06-043**

**Theodore and Shirley MacDonald as applicant and owners of property located at 6 Whipple Road, listed as Lot 107A on Assessor's Plat 24 are seeking a Special Use Permit under Section 4.3.B.1 and Section**

**4.4.B.1 Accessory Family Dwelling to construct an accessory family dwelling in an R -20 District under the Zoning Ordinance.**

**06-045**

**Roger Warren as applicant and owner of property located at 15 West Greenville Road, listed as Lot 100 on Assessor's Plat 44 is seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to construct a shed in an R-80 District under the Zoning Ordinance.**

**06-046**

**Apple Valley Agency as applicant and David and Camille Brush as owners of property located at 528 Putnam Pike, listed as Lot 24 on Assessors Plat 9 are seeking a Variance to deviate from Section 8.3.C.1 Signs to install a sign in a Mixed Use District under the Zoning Ordinance.**

**06-047**

**James Scotti, Inc. as applicant and Norman Decurtis as owner of property located at 77 Deer Run Trail, listed as Lot 50 on Assessors Plat 12, are seeking Variances to deviate from Section 5.3.4 Buffers and Section 5.3.1.A.2 Calculation and/or Modification of Provisions Of This Section to construct a single family dwelling in an R-20 District under the Zoning Ordinance.**

**06-050**

**Timothy Guertin as applicant and owner of property located at 263**

**Stillwater Road, listed as Lot 371 on Assessor Plat 46 is seeking a Variance to deviate from Section 6.2.1.A Accessory Uses to construct a detached garage in an R-80 District under the Zoning Ordinance.**

**06-051**

**Bryant University as applicant and owner of property located at 1150 Douglas Pike, listed as Lot 125 on Assessors Plat 49 is seeking Special Use Permits under Sections 3.7 Existence By Variance or Special Use Permit, Section 4.3.D.3 Table of Uses College, Section 4.4 Supplementary Use Regulations, and Section 5.7.1 Planned Development to construct a single family dwelling in a Planned Development District under the Zoning Ordinance.**

**06-052**

**John Gagnon as applicant and Ralph and Esther Caduto Revocable Living Trust as owners of property located at 73 Indian Run Trail, listed as Lot 13 on Assessor's Plat 71 are seeking Variances to deviate from Section 5.3.1 Calculation and/or Modification of Provisions Of This Section and Section 5.3.4 Buffers to construct a single family home in an R-20 District under the Zoning Ordinance.**

### **III Public Hearing**

**06-055**

**Vasilios Stavros as applicant and owner of property located at 8 Appletree Lane, listed as Lot 121B on Assessor's Plat 10 is seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.**

**06-056**

**Katherine Gear as owner and applicant of property located at 11 Rimwood Drive, listed as Lot 127 on Assessor's Plat 42 is seeking a Variance in order to construct additional living space in the basement in an R-20M District under the Zoning Ordinance.**

**06-057**

**Ronald Claeson as applicant and owner of property located at 322 Mountaindale Road, listed as Lot 82 on Assessor's Plat 18 is seeking a Special Use Permit under Sections 3.8.E Building or Structure Nonconforming By Use, Addition and Enlargement and Section 3.13.A Special Use Permit For Expansion, Addition or Enlargement to construct an addition in an R -20 District under the Zoning Ordinance.**

**06-058**

**Stephen Smith as applicant and owner of property located at 43 Cambridge Circle, listed as Lot 127 Unit 65 on Assessor's Plat 42 is seeking a Variance in order to construct additional living space in the basement in an R-20M District under the Zoning Ordinance.**

**06-059**

**Catholic Church Estate as applicant and owner of property located at 622 Putnam Pike, listed as Lot 3 on Assessor's Plat 3 is seeking a Special Use Permit under Section 3.7 Existence By Variance Or Special Use Permit, Section 4.4.M.2 Accessory Uses, Section 4.5 Dimensional Relief By Special Use Permit, and Section 10.8 Variances and Special Use Permits to construct a storage building in an Mixed Use District under the Zoning Ordinance.**

**06-060**

**Rhode Island Acute Care, Inc. as applicant and Linear Retail Smithfield #1, LLC as owner of property located at 400 Putnam Pike, listed as Lot 120 on Assessor's Plat 43 are seeking a Special Use Permit under section 3.7 Existence By Variance Or Special Use Permit and Section 4.3.C.6 & 4.4.C.6 Office, Medical to expand an existing medical facility in a Planned Development District under the Zoning Ordinance.**

**06-061**

**Alexion Manufacturing, LLC as applicant and owner of property located at 100 Technology Way, listed as Lot 219 on Assessor's Plat 49 is seeking a Special Use Permit under Section 4.3.H.1.and Section 4.4.H.1 Storage of Flammable Materials for the storage of hazardous material in a Planned Corporate District under the Zoning Ordinance.**

**06-062**

**Northpaws Veterinary Center, Inc. as applicant and Richard Conti as owner of property located at 564 Putnam Pike, listed as Lot 53 on Assessor's Plat 6 are seeking a Special Use Permit under Section 4.3.G.2 and section 4.4.G.2 Animal Hospital, Veterinarian Office, Section 4.5 Dimensional Relief By Special Use Permit, Section 3.7 Existence By Special Use Permit, and Section 10.8 Variances and Special Use Permits to construct an addition in a Village District under the Zoning Ordinance.**

#### **IV Other Business**

**05-055**

**William T. and Robin L. Shields as applicants and owners of property located at 5 Burlingame Road, listed as Lot 27 on Assessor's Plat 49A are seeking an Extension to A Previously Granted Resolution to construct an addition in an R-80 District under the Zoning Ordinance.**

**V The Smithfield Board of Appeals will convene to hear the following appeals**

**06-044**

**William J. Cain as applicant and owner of property located at 22 Fairmont Street and Waltham Street, listed as Lot 114 on Assessor's Plat 25 has filed an Appeal from the Planning Board's decision to deny a major subdivision.**

**06-048**

**Raymond & Geraldine DeAngelis as applicants and owners of property located at Burlingame Road, listed as Lots 30 on Assessors Plat 49A have filed an Appeal from the Planning Board's decision to deny a major subdivision in an R-80 District under the Zoning Ordinance.**

**06-049**

**Cedar Forest Estates, LLC as applicant and owner of property located at Cedar Forest Road, listed as Lot 24 on Assessors Plat 49 has filed an Appeal from the Planning Board's decision to deny a major subdivision in an R-80 District under the Zoning Ordinance.**

**06-053**

**Express Automotive Services, Inc. d/b/a/ Wizard Of Carz as applicant and RMR Property Management, LLC as owner of property located at 49 Cedar Swamp Road, listed as Lot 17 on Assessor's Plat 43 are seeking an Appeal from the decision of any zoning enforcement agency or officer in a Commercial District under the Zoning**

**Ordinance.**

**06-054**

**Michael J. Romeo and Roxanne G. Romeo as applicants and owners of property located at 940 Greenville Avenue, listed as Lot 26 on Assessor's Plat 5 are seeking an Appeal of the Zoning Official's decision in an R-20 District under the Zoning Ordinance.**

**VI Deliberations**

**VII Adjournment**

**Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:**

**233-1039 VOICE      1-800-745-5555 TTY**